114.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,900 /	653,900
					USE VALUE:	653,900 /	653,900
					ASSESSED:	653,900 /	653,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
270		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DASILVA ROSA J
Owner 2:	
Owner 3:	
Street 1:	270 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVAY PIROSKA -
Owner 2:	-
Street 1:	270 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,327 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1451 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6327.000	226,600	400	426,900	653,900
Total Card	0.145	226,600	400	426,900	653,900
Total Parcel	0.145	226,600	400	426,900	653,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.72 | /Parcel: 450.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 73360
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,600	400	6,327.	426,900	653,900	653,900	Year End Roll	12/18/2019
2019	101	FV	191,900	0	6,327.	433,000	624,900	624,900	Year End Roll	1/3/2019
2018	101	FV	191,900	0	6,327.	323,200	515,100	515,100	Year End Roll	12/20/2017
2017	101	FV	191,900	0	6,327.	292,700	484,600	484,600	Year End Roll	1/3/2017
2016	101	FV	191,900	0	6,327.	280,500	472,400	472,400	Year End	1/4/2016
2015	101	FV	187,200	0	6,327.	237,800	425,000	425,000	Year End Roll	12/11/2014
2014	101	FV	187,200	0	6,327.	225,600	412,800	412,800	Year End Roll	12/16/2013
2013	101	FV	187,200	0	6,327.	214,700	401,900	401,900		12/13/2012

!8892!

PRINT

Date	Time
12/10/20	23:25:43

LAST REV

Date	Time
09/04/19	09:03:26
apro	
8892	

USER DEFINED

Prior Id # 1:	73360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVAY PIROSKA,	57556-528		9/30/2011		366,000	No	No		
GLYNN HELEN M/L	49869-314		7/31/2007	Family	320,000	No	No		
GLYNN HELEN M	31498-127		6/14/2000	Convenience	1	No	No	4	
	8917-286		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2015	127	Insulate	1,566					Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
6/28/2012	External Ins	BR	B Rossignol
12/30/2011	MLS	EMK	Ellen K
3/28/2009	Meas/Inspect	201	PATRIOT
12/3/2008	MLS	MM	Mary M
2/16/2000	Entry Denied	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6327		Sq. Ft.	Site		0	70.	0.96	5									426,866						426,900	

Total AC/HA: 0.14525 | Total SF/SM: 6327 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 426,866 | Spl Credit | Total: 426,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328426
Depreciation:	101812
Depreciated Total:	226614

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

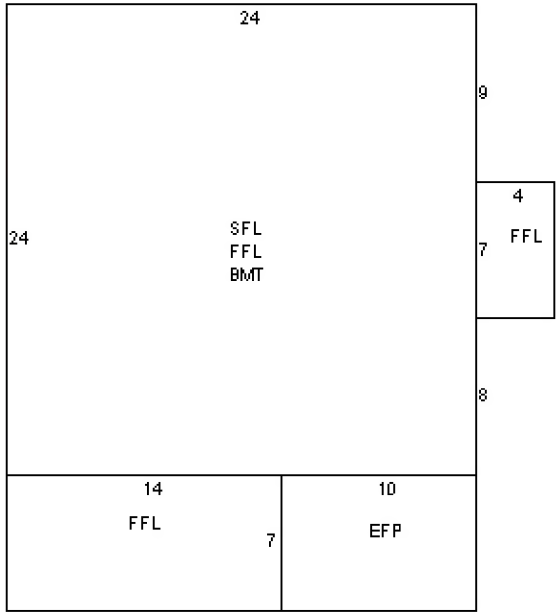
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	702	167.050	117,266
BMT	Basement	576	61.390	35,360
SFL	Second Floor	576	167.050	96,218
EFP	Enclos Porch	70	65.450	4,582

Net Sketched Area:	1,924			Total:	253,426
Size Ad	1278	Gross Are	1924	FinArea	1451

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	117.78
Final Total:	226600	Val/Su SzAd	177.31

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	6X12	A	AV	2000	6.00	T	15.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400